

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
International

FOR LEASE

410-414 HARDING INDUSTRIAL DRIVE

NASHVILLE, DAVIDSON COUNTY, TN

100,000 SF

60,000 SF

40,000 SF

30,000 SF



PROPERTY SPECIFICATIONS

- 100,000 Square Feet - Will Divide (30,000 SF, 40,000 SF, 60,000 SF)
- Very Clean and Bright, with a White Painted Interior
- 3,000 Square Foot Office Area
- ±20" – ±27'9" Clear Height
- 12 Dock Doors and 1 - 12' x 12' Drive-In Door
- Skylights
- Building is Fully Sprinklered and has an ESFR System in 60,000 Square Feet
- Zoned IWD
- Block and Steel Construction
- Map 134, Parcel 166

SITE SPECIFICATIONS

- 120'+ Truck Court Depth with a Concrete Apron
- 1/3 of the Truck Court is Fenced
- Extra Land Available

UTILITIES

- Water & Sewer: Metro Water Services
- Gas: Piedmont Gas Co.
- Electric: Nashville Electric Co.
 - Suite 410: 400 amp, 208 volt service, capacity for 2500 amp, 480 volt service
 - Suite 414: 400 amp, 480 volt service, capacity for 2500 amp, 480 volt service

ECONOMIC INFORMATION

- Current Insurance Premium \$0.11 per square foot
- 2011 Taxes \$0.56 per square foot
- Current Common Area Maintenance \$0.11 per square foot
- Rental Rate: \$3.25 per square foot net



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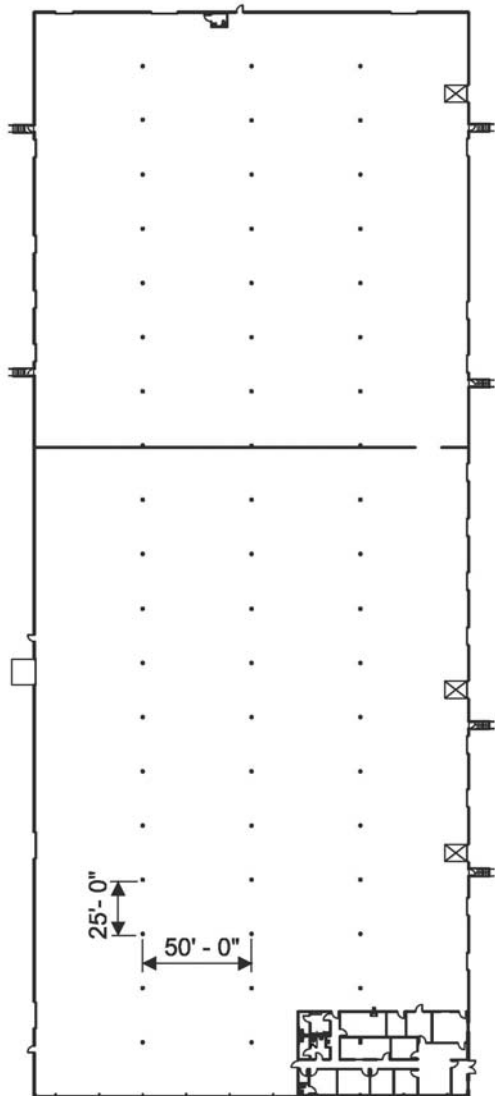
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